

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

June 18, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

#### Present

Harold Sanger, Chairman  
Michael A. Schoedel, City Manager  
Mark Zorensky  
James Liberman  
Debbie Igielnik (arrived at 5:45 p.m.)  
Marc Lopata

#### Absent:

Steve Lichtenfeld, Aldermanic Representative

#### Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

#### MINUTES – REGULAR MEETING OF JUNE 4<sup>TH</sup>, 2007

The minutes of the regular meeting of June 4, 2007 were presented for approval. The minutes were approved after having been previously distributed to each individual member.

#### SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 133 BRIGHTON WAY

Thom Schwetye, project architect and Pete Hennessey, owner/developer were in attendance at the meeting.

Catherine Powers indicated that the proposed project consists of the construction of a 2-story, 4,328 square foot, approximately 29.6 feet in height brick single-family residence with a two-car lower level rear entry garage. The property is located in the Clayton Gardens Urban Design District. Access to the residence is provided via an existing driveway approach along the south side of the property. Catherine stated that the Zoning Ordinance requires impervious coverage not

exceed 55% for single family residences. The plans indicate that the existing impervious coverage is 3,084 square feet or approximately 38% of the site. The new plans show impervious coverage at 4,240 square feet or 52% of the site, representing an increase of 14%. A storm sewer is located approximately 70 feet parallel to this property. A new public sewer will be constructed from this property to connect into the existing sewer. The plans show the 12-inch sewer to be located primarily within a 5-foot easement to the rear of the neighboring property at 137 Brighton Way. As proposed, all downspouts will be piped to a lateral which will tie into the new sewer. The plans show a drain to collect the surface runoff from the driveway and turnaround. The details of this drain have not been provided. The storm sewer plans have been prepared by a civil engineer and reviewed by the City's Public Works Department. Many of the surrounding single family developments also connected to this sewer. Trash storage on the civil site plan is within an enclosure off the rear of the driveway turnaround underneath the rear deck and screened with a 4-foot high fence. The HVAC units are shown on the site plan to be located on the side of the house approximately 6 feet from the property line and screened with a 4-foot high brick wall. Catherine noted that the landscape plan has not been accurately updated and shows the trash enclosure located on the side of the residence adjacent to the driveway. Catherine indicated that there are 4-caliper inches of trees which will be removed from the site with 106-inches remaining. The City's contracted landscape architect has noted that two trees in the rear yard are interfering with the overhead lines. The landscape plan shows these trees to be trimmed to minimize this interference. In addition, the City's contracted landscape architect's review indicates that there are two street trees which will be impacted by construction and need to be protected. The applicant has indicated on the plans that these trees are to be protected. Catherine stated that staff is of the opinion that the applicant has mitigated the increased storm water runoff, given the installation of a new sewer, and piping all storm water to the new sewer; however, staff has concerns with the mitigation of the driveway and turnaround runoff. The site plan does not provide a detail on the type of drain to handle this large area. A revised site plan showing a trench drain or another suitable drain that can adequately handle the runoff should be provided for staff review prior to the issuance of a building permit. The storm sewer construction will impact neighboring properties and, as a courtesy, the developer should notify these property owners in writing of the pending construction and work with them to minimize the disruption. The developer has had discussions with MSD regarding this new structure; however, as with all new single family residences, MSD approval of the specifications of the sewer will be required prior to receiving a building permit. In addition, the center portion of the driveway contains considerable slope ranging from 8% to 10.5% and should contain an ice melt system. Staff would also note that the submitted landscape plan has not been updated to reflect changes in the positioning of the residence to address the Clayton Gardens Urban Design District (UDD) requirements for height mitigation. To comply with the UDD regulations, the applicant has provided 2.7 feet of additional side yard on the north. Staff observes the only significant change will be the loss of the proposed holly bushes on the south side of the house. Staff believes the impervious coverage and setbacks are in conformance with the R-2 Single Family Zoning Ordinance requirements and the Clayton Gardens Urban Design District and recommends approval of the site plan with the following conditions:

1. That the affected property owners are notified in writing by the developer prior to construction describing the impact of the new sewer and that the City is provided a copy of this letter.
2. That the applicant install an ice melt system for the driveway.

3. That the applicant submit details for the proposed drain at the rear of the driveway demonstrating that it is of sufficient capacity to handle the runoff for staff review prior to building permit issuance.
4. That the City's Tree Protection Standards be followed for the street trees.
5. That a revised landscape plan be submitted which correlates with the site plan for staff review and approval.

Mr. Schwetye stated that

Catherine Powers advised the members that this issue is discussed in the ARB Memo.

Chairman Sanger commented about the steep slope of the lot.

Mr. Schwetye agreed.

Chairman Sanger asked if the plan still calls for a rear entry garage.

Mr. Schwetye replied "yes".

Chairman Sanger asked about staff recommendations.

Mr. Schwetye indicated that they will adhere to staff recommendations.

Jim Liberman asked about storm water run-off.

Mr. Schwetye indicated that some drainage from the rear of the lot will drain onto the neighbor's property.

Jim Liberman asked if that situation occurs today.

Mr. Schwetye replied "yes".

Mark Zorensky asked if the 5-foot easement is within this property.

Mr. Schwetye indicated that the easement is on the neighbor's property. He stated the electric lines are overhead.

Marc Lopata commented that it would be helpful if the site plan was drawn larger.

Mr. Schwetye had a larger site plan available and presented it to Marc.

Chairman Sanger commented that run-off from the back of the lot will flow to the west neighbor's property.

Catherine Powers stated that since this is an existing situation there is not much that can be done; however, the water mitigation plan as a whole is better than the existing situation.

Mr. Schwetye stated that the south neighbor drains onto this site and this site drains to the north.

Mike Schoedel stated that if it is possible, the City prefers connection to a storm sewer system.

Jim Liberman asked if there is a way to “funnel” the area that drains onto the north neighbor.

Mr. Schwetye replied “no”.

Marc Lopata commented that he does not see this as a problem since this is an existing condition.

Jim Liberman asked the reason for the request for an ice melt system.

Catherine Powers stated that recommendation is due to the slope of the driveway.

Marc Lopata asked if any consideration was given to deconstructing versus completion demolition if it were financially feasible.

Mr. Hennessey indicated that the numbers won’t work.

Marc Lopata advised Mr. Hennessey of the unprotected trench in the front yard and the open back door.

Debbie Igielnik asked if staff heard from any neighboring property owners regarding this proposal.

Catherine Powers replied “no”.

Being no further questions or comments, Mark Zorensky made a motion to approve the site plan per staff recommendations. The motion was seconded by Debbie Igielnik and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that to mitigate the height difference between the proposed residence and existing structures, the Clayton Gardens Urban Design District Standards allows the side yard setback to be increased by one foot for each five feet in height difference. The plans indicate that the north side yard setback has been increased 2.7-feet beyond the required 6.8-feet to mitigate a 12-foot 1 ¼ inch height difference from the adjacent one story structure. The proposed residence will be constructed of brick with white siding on the gables and dormers. The applicant is proposing to paint the exterior brick white. Cast stone will be used as an accent around the windows and the front doorway. A small amount of stone trim is proposed on the front elevation around the windows and doorway; therefore, a minor modification is needed to the Clayton Gardens Urban Design District to allow the third material. Windows will be casement, gray in color. A rear-

entry lower-level two-car garage is proposed. The driveway and turnaround is to be constructed of exposed aggregate concrete. The roofing material will be architectural shingles, gray in color. Trash will be located in an enclosure at the rear off the driveway turnaround screened with wood fence. The HVAC units are located on the side of the house and screened with a 4-foot high brick wall. Catherine indicated that the UDD requires brick color to be compatible with the surrounding neighborhood and that the brick may be painted when compatible with the neighborhood. There are two existing one-story residences on the 100-200 block of Brighton Way that contain painted brick similar in color to the applicant's proposal. While there is precedence for painted brick on this block, staff is concerned about the appearance of the white paint on a larger structure. Given the size of the proposed residence, staff would prefer the brick to be unpainted and of a color appropriate to the block such as a mixed red or mixed tan. In addition, staff would prefer that the brick be extended to the top of the gables on the rear and left side elevations and recommends approval with the following conditions:

1. That the brick be extended in favor of the siding to the top of the gables on the rear and left side elevations for Architectural Review Board approval.
2. That the paint color be reviewed and approved by the Architectural Review Board.

Mr. Schwetye presented a sample of the downspout to the members.

Mark Zorensky asked the material of the downspout.

Mr. Schwetye replied "aluminum".

Mr. Hennessey indicated that it has a baked on finish; no maintenance.

A sample of the painted brick was presented.

An illustration of a white house was presented for sample purposes and passed around the member table.

Chairman Sanger asked why the brick is being painted.

Mr. Hennessey indicated that he believes it will provide a "clean cut" look. He stated he is tired of the basic reds and tans.

A sample of the slate line architectural shingle roof was presented. He stated the brand will be Eagle.

Mark Zorensky commented that what makes it "clean cut" are the copper gutters and downspouts (as depicted in the illustration).

Tom Schwetye commented that beauty is in the eye of the beholder.

Mike Schoedel asked what the six "dots" located above the front door are.

Tom Schwetye stated that the bricks are slightly separated and a mesh in between.

Debbie Igielnik commented that this is a “big white house”.

Chairman Sanger asked the color of the front door.

Mr. Schwetye replied “black”.

At this time, a brief discussion between Marc Lopata and Tom Schwetye regarding Energy Star and insulation ratings took place.

Marc Lopata stated he likes the white house.

Mike Schoedel commented that when the building is all white, people look for things to offset it. He asked the color of the wrought iron.

Mr. Hennessey indicated it, too, will be white.

Mark Zorensky asked if there is a buyer for this house.

Mr. Hennessey indicated that there are two that are very interested; however, he has nothing in writing as of yet.

Jim Liberman asked the window material.

Mr. Schwetye replied “aluminum clad”.

Mark Zorensky asked the applicants their thoughts on staff’s recommendation regarding raising the brick to the top of the gables at the rear and left side.

Mr. Schwetye stated he disagrees with that recommendation. He stated the plans meet the 25% additional material as set forth in the ARB Guidelines.

Mr. Hennessey stated he thinks the building will look institutional if done in all brick.

Mark Zorensky suggested that the applicants take another look at the magazine picture that was distributed to see the off-set.

Mr. Hennessey indicated that the picture was only being presented to show the white brick.

Mark Zorensky stated the house will look monotone and have no personality if approved as proposed.

Catherine Powers explained height mitigation methods as outlined in the UDD to the members, indicating that the applicant chose to use the greater set-back option to mitigate height for this project.

Debbie Igielnik asked the color of the stone.

Mark Zorensky replied “white”. He stated the exposed foundation is white also. He asked the fence color.

Mr. Hennessey replied “most likely white”.

Debbie Igielnik asked if pictures of the existing white houses in the area were available.

Mr. Hennessey replied “no”.

Mark Zorensky stated that this reminds him of a building where someone walked in and spray painted the entire thing. He stated the building will have no personality and cannot endorse it as proposed. He stated he thinks it will look terrible.

Chairman Sanger stated he believes the objection is that the house will just bland in without an accent color.

Mike Schoedel asked if they would consider a different color gutter (i.e. copper).

Chairman Sanger asked if they would consider a different color railing (i.e. black).

Mr. Hennessey asked if charcoal would be acceptable.

Mark Zorensky strongly suggested not doing the entire project the same color.

Mr. Schwetye distributed a brochure depicting an alternate color – Eagle Smokey Gray 150.

Marc Lopata commented that Mr. Hennessey earlier agreed to upgrade the insulation; he asked if they would also agree to Energy Star.

Mr. Hennessey indicated that will be the buyer’s choice.

Being no further questions or comments, Debbie Igielnik made a motion to approve with the condition that the color of the gutters, downspouts, wrought iron and windows be Eagle Smokey Gray 150. The motion was seconded by Mike Schoedel and unanimously approved by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – ADDITION TO SINGLE FAMILY RESIDENCE – 6350 SAN BONITA

Mr. Julien Hess, architect, was in attendance at the meeting.

Catherine Powers explained that the project consists of a 2-story, 990 square foot brick addition to the rear of the 1,698 square foot structure. The addition measures approximately 25 feet in height measured from grade to the roof peak. A calculation providing the height from grade to the mid-point of the roof was not provided, but staff believes that the height of the addition is within the Zoning Ordinance height limitations of 30-feet. Access to the residence is provided via a rear alley. The Zoning Ordinance requires impervious coverage not to exceed 55% for single family residences. The site plan indicates that the proposed impervious coverage is 5,451 square feet or approximately 51% of the site. The applicant is proposing to tie in the downspouts on the addition

to an existing sewer line which connects to a sewer within the San Bonita Right-of-Way. Trash storage is shown on the site plan within a new enclosure of the rear alley and screened with a fence. The fence details on the architectural plans show the material to be vinyl or stained wood. The site plan shows the existing HVAC unit to be located on the side of the house approximately within the five yard setback provision and the new HVAC unit is shown to the rear. Wood fence screening with plantings are shown on the landscape plan. The existing HVAC unit must be relocated to comply with the setback provision of at least five feet from the property line and screened with a wood fence, in a similar fashion as the new unit. One 8-inch Tree of Heaven is proposed to be removed from the site. The landscape plan shows partial replacement of the caliper inches with one street tree. The replacement inches should be replaced on the property and staff does not see any difficulty with replacing all of the caliper inches on site. In addition, the City's contracted landscape architect's review indicates that a 15-inch tree on the neighbors property will be impacted due to trenching for the electrical service and recommends root pruning in the trench area. The landscape plan indicates the required pruning. Staff is of the opinion that storm water mitigation has been met. The existing HVAC unit located in the side yard should be relocated and screened similarly to the proposed unit to bring the property into compliance with the setback requirements. In addition, the landscape plan should be revised to show 8-inches of caliper replacement on the property. Staff recommends that root pruning of the neighbor's 15-inch Catalpa tree be performed by a certified arborist and a letter indicated such be submitted to the City as suggested by the City's Landscape Architect. Staff recommends approval of the site plan with the following conditions:

1. That a revised landscape plan be submitted which shows 8-caliper inches of trees on the property prior to building permit issuance.
2. That the applicant hire a certified arborist to root prune the trenched areas of the 15-inch Catalpa tree which will be impacted by construction and that a letter indicating completion be provided to the City.
3. That all HVAC units be screened with a wood fence and landscaping and be located at least 5-feet from the property line.
4. That the screening for the trash enclosure be wood (not vinyl).

Mr. Hess indicated that the 2 story addition will provide additional living space to the existing 3 bedroom, 1 bath house. He stated that the ½ bath in the basement is functionally obsolete.

Chairman Sanger stated the back yard is steep. He asked how much yard space there will be after the installation of the addition and rear deck.

Mr. Hess stated there are several feet from the back of the house to the garage. He stated there will still be a nice sized yard.

Chairman Sanger asked if the site coverage is within the limits.

Catherine Powers replied "yes".



Chairman Sanger asked if staff recommendations will be complied with.

Mr. Hess replied “yes”.

Mike Schoedel asked if both neighbors have been informed of the project.

Mr. Hess indicated that he only spoke with the neighbor with the tree.

Staff reminded the members that notification of the project via a copy of the agenda is mailed to property owners within 200 feet of the proposed project.

Being no further questions or comments, Mark Zorensky made a motion to approve the site plan per staff recommendations. The motion was seconded by Debbie Igielnik and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the addition will incorporate brick to match the existing structure and that the height of the addition will not exceed that of the existing structure. The roof will be asphalt shingle, brown to match. The plans show all windows will be replaced with double-hung white vinyl windows. The bedroom window openings on the second story will be enlarged to meet the Building Code for egress. A covered deck is proposed off the rear of the house with Hardie Board siding for the gable portion. The addition will contain brick to match the residence and will be offset by 1'-8" on the sides to help visually alleviate any deviation in brick color. Staff has concerns with the color quality of the proposed windows. In consideration of the brick color, staff believes that a darker color wood clad window would be more appropriate. In addition, the side elevations on the addition do not match the fenestration proportions of the existing. Staff would prefer the incorporation of additional windows to these areas. Staff recommendations approval with the following conditions:

1. That the windows be darker in color to match the existing and be wood clad or another appropriate material other than vinyl also to match existing.
2. That additional windows be added to the side elevations which would be more in keeping with the original design per Architectural Review Board approval.

Mr. Hess stated that with regard to the window color, he was able to find a vinyl window in a tan color, but would prefer a champagne color to better match the brick. He stated the brick is fluted in the front and will be a mix of colors.

Debbie Igielnik commented that some of the bricks look almost black.

Mr. Hess agreed. He stated that all are fluted.

Chairman Sanger asked what the asking price of the home will be.

Mr. Hess indicated it will be listed in the high \$600,000.00.

Jim Liberman voiced his concern about the appearance of the existing house and the addition.

Mark Zorensky suggested adding a 3<sup>rd</sup> bathroom upstairs to get a better price.

Mr. Hess stated he has no room to put it.

Mark Zorensky agreed. He suggested removing the existing railroad tie wall in the front yard and replacing it with a natural stone wall to help with the appearance of the property.

Mr. Hess indicated that he thought of doing that.

Mark Zorensky commented that the landscaping could be lost during the wall replacement.

Mr. Hess stated that it would make sense to change out the wall.

Chairman Sanger advised Mr. Hess to provide staff with a sample of the stone for the wall.

Catherine Powers asked that it be a natural stone.

A brief discussion regarding a wall material ensued.

Mr. Hess stated that all existing windows are to be replaced and that the basement windows and bedroom windows will have to be enlarged to meet egress Code.

A brief discussion regarding the addition of a couple of windows up high on the right elevation ensued.

Chairman Sanger asked about adding another window in the kitchen.

Mr. Hess indicated he would prefer not to as that would mess up the cabinet configuration.

Marc Lopata stated that “best practices” state to minimize windows on the east and west exposures. He suggested increasing the insulation.

Chairman Sanger advised Mr. Hess that insulation is not part of this Board’s purview and are simply recommendations.

Being no further questions or comments, Marc Lopata made a motion to approve with staff recommendation No. 1 (the windows approved in a cream color as presented at this meeting) and that the existing railroad tie wall in the front be replaced with an approved material to be reviewed and approved by staff. The motion was seconded by Mike Schoedel and received the following vote: Ayes: Chairman Sanger, Mike Schoedel, Mark Zorensky, Debbie Igielnik and Marc Lopata. Nays: Jim Liberman. Motion passes.

## PRESENTATION OF 2006 PLAN COMMISSION/ARB ANNUAL REPORT

Marc Lopata noted that the developers of the Orchard, Centene and DeMun Pointe projects have committed to LEED Certification and that the developer of the Alamo project (6636-38 Alamo) has committed to Energy Star Certification.

Jason Jaggi reminded the members that this report covers projects that were considered by the Plan Commission/ARB in 2006. He stated that the Centene Project was considered in 2007.

The report will be amended to note the above projects' (excluding Centene) certifications.

## TRANSIT ORIENTED DEVELOPMENT (TOD) OVERLAY DISTRICT

Catherine Powers commented that since Steve Lichtenfeld is not here this evening, the Commission may wish to continue discussion on this item.

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Marc Lopata indicated that previous discussions included forming a group to review sustainable development. He stated he would like to know Paul Wojciechowski's comments about the loss of pervious material and not mitigating water run-off.

Mike Schoedel indicated that Paul could help facilitate an MSD storm water study and that it would be helpful to hear MSD's comments about this.

Jim Liberman suggested the City undertake a study for development of the properties along Forsyth east to University City.

Chairman Sanger presented Mark Zorensky with a plaque commemorating his 10 plus years of service to this Plan Commission/ARB and thanked him for his many years of service. Note that this is Mark's last meeting.

Mark Zorensky thanked Chairman Sanger for the plaque and stated that if he had one parting word, it would be "parking". He stated that the Crescent retail space is 80% rented because they have ample parking.

The members and City staff all wished Mark luck and thanked him for his service.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:50 p.m.

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Recording Secretary